

Southport

187/193 Lord Street

Merseyside

PR8 1PF

- **Freehold Shop and Residential Investment**
- Comprises two shops and ten flats above
- Ten flats let on a lease expiring 2032 with RPI reviews from 2017
- No VAT applicable
- Total Current Rents Reserved
£69,290 pa

SIX WEEK COMPLETION AVAILABLE



LOT 37

Tenure

Freehold.

Location

Southport, with a population of some 91,000, is a prosperous and attractive coastal resort town located 16 miles north of Liverpool and 19 miles south-west of Preston. The town benefits from good communications being located at the junction of the A565 and A570, which provides direct access to the M58 and the national motorway network thereafter.

The property is in a busy trading position.

Occupiers close by include Greggs, Santander, Co-Op Travel, Greenwoods and the Scarisbrick Hotel.

Description

The property is arranged on ground and three upper floors to provide two shops under a canopy and ten flats above. The flats are accessed from the front.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

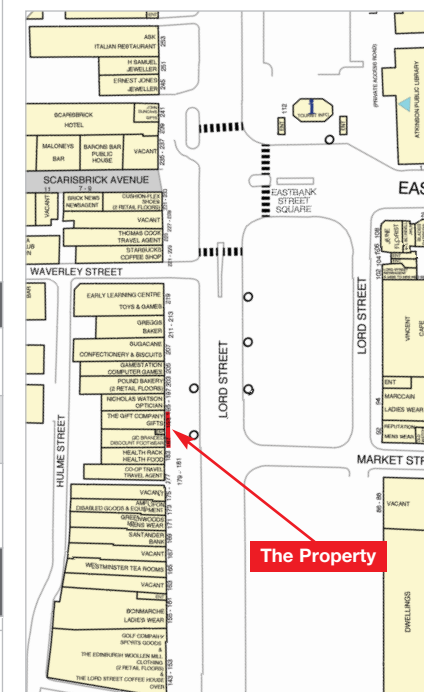
Buyer's Premium

The purchaser will pay 1% plus VAT on the purchase price towards the Vendor's sales costs.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter Lot 37 Southport.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
191/193	The Company for Gifts Limited	Ground Floor Sales 161.5 sq m (1,738 sq ft)	5 years from 25th March 2011 Tenant break clause 25th March 2014 FR & I	£37,500 p.a.	Reversion 2016
187	G Chadderton (t/a GC Branded Discount Footwear)	Ground Floor Sales 56.5 sq m (608 sq ft)	5 years from 25th March 2011 FR & I	£18,000 p.a.	Reversion 2016
	Beech Housing Association Limited (1)	First, Second, Third Floor – 9 x One Bedroom and a Two Bedroom Flat	30 years from 7th January 2002 Rent review every 5th year by the increase in RPI FR & I	£13,790 p.a.	Rent Review 2017

(1) Beech Housing Association is part of the Adactus Group Structure of housing associations that own and manage 12,846 properties in the North-West.
www.adactushousing.co.uk

Total £69,290 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor C Maxwell Esq, Hamlins. Tel: 0207 355 6000 Fax: 0207 518 9111 e-mail: cmaxwell@hamlins.co.uk